

# AGENDA

## BUILDING COMMITTEE

July 13, 2005  
11:00 A.M. OPS Conference Room  
1<sup>st</sup> Floor Mason Building

## STATE ADMINISTRATIVE BOARD

July 19, 2005  
11:00 A.M. 1921 Department of Conservation Room  
7th Floor Mason Building

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### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, JACKSON – Jackson County Landfill – Post Closure Landfill Cap Modifications  
File No. 761/98039.TJM – Index No. 29600  
Low Responsive Bidder: Acme Contracting, Plymouth; \$647,510.00
2. FAMILY INDEPENDENCE AGENCY, WHITMORE LAKE – Maxey Boys Training School, Academic Center – Roof Replacement  
File No. 431/05092.JRC – Index No. 65260  
Low Responsive Bidder: Mid Michigan Roofing, LLC, Saginaw; \$498,386.00
3. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Central Energy Center – Roof Replacement  
File No. 071/04288.JRC – Index No. 43204  
Low Responsive Bidder: Newton Crane Roofing, Inc., Pontiac; \$337,000.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

4. DEPARTMENT OF CORRECTIONS, COLDWATER – Lakeland Correctional Facility – Remove/Replace Roof System on Building No. 29  
File No. 472/03324.RCH – Index No. 45730  
Fort Wayne Roofing & Sheet Metal, Fort Wayne, IN; CCO No. 2, Incr. \$310,980.00

### **RECOMMENDATION FOR CONVEYANCE AND SALE OF STATE-OWNED PROPERTY**

5. DEPARTMENT OF MILITARY and VETERANS AFFAIRS, CITY OF DETROIT, WAYNE COUNTY - That the following property be conveyed, under authority of Act. No. 307 of the Public Acts of 1992, to PUMPKIN INVESTMENTS, LLC, a Michigan Limited Liability Company, in consideration of payment of \$400,000.00 for real property located in the City of Detroit, County of Wayne, State of Michigan and further described as:

Parcel A – Situated in the City of Detroit, Wayne County, Michigan: being part of Private Claims 11, 389 and Fractional Section 23, T-1-S, R-12-E; being A portion of the tract of land as described in

Quit Claim Deed recorded in Liber 13045, Page 231, Wayne County Deed Records; and being more particularly described as follows:

Commencing at a ½ inch iron rod, identified with PS#26454, found at the intersection of the southwesterly line of Conner Avenue (86 Ft. Wide) and the southeasterly line of Gratiot Avenue (124 Ft. Wide), both public roads; Thence S 25°44'17" W 326.48 feet along the southeasterly line of Gratiot Avenue to a set magnail at the Point of Beginning; Thence departing the southeasterly line of Gratiot Avenue, S 64°20'47" E. 274.21 feet (record N 64°18'00" E, 274.10 feet) to a found magnail, said magnail being replaced with a ½" iron rod; Thence S 38°52'17" W, 220.55 feet; Thence N 44°33'58" W, 194.68 feet (record S44°13'18" E) to a set magnail; Thence N 25°44'16" E along the southeasterly line of Gratiot Avenue 187.97 feet (record S 25°46'30" W 188.63 feet), to the Point of Beginning, Containing 1.20 acres more or less.

Further, the conveyance shall be by quit-claim deed drafted by the Attorney General.

#### **RENEWAL OF LEASES FOR PRIVATE PROPERTY**

6. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, GAYLORD - Renewal of Lease #10809 effective July 16, 2005 through July 15, 2010 with P & J Development, Inc., a Michigan Corporation, 03544 Behling Road, Boyne City, Michigan 49712, as Lessor, and the Department of Labor and Economic Growth, Michigan Rehabilitation Services, as Lessee, for 880 square feet of office space located at 1165 Elkview, Gaylord, Michigan 49735. The annual per square foot rental rate for this space is \$12.75 (\$935.00 per month). This is a full service Lease. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
7. DEPARTMENT OF COMMUNITY HEALTH, FENTON – Renewal of Lease #10678 effective July 1, 2005 through June 30, 2010 with Northtown Commons, L.L.C., a Michigan Limited Liability Company, 10809 Sparkling Waters Court, South Lyon, Michigan 48178, as Lessor, and the Department of Community Health, as Lessee, for 2,932 square feet of office space located at 14165 Fenton Road, Fenton, Michigan 48430. The annual per square foot rental rate for this space is \$17.30 (\$4,226.97 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual rental rate of \$63,771.00. This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.
8. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, PORT HURON - Renewal of Lease #4946 effective September 1, 2005 through August 31, 2010 with City of Port Huron, A Governmental Unit, 100 McMorran Boulevard, Port

Huron, MI 48060, as Lessor, and the Department of Labor and Economic Growth, as Lessee, for 4,242 square feet of office space located at 100 McMorran Boulevard, Port Huron, Michigan 48060. The annual per square foot rental rate for this space is \$16.25 (\$5,744.38 per month). This Lease includes annual adjustments for real estate taxes. This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.

9. DEPARTMENT OF HUMAN SERVICES, SAGINAW - Renewal of Lease #10180 effective August 1, 2005 through July 31, 2010 with Towne Centre Investments, a Partnership, 4901 Towne Centre, Suite 140, Saginaw, MI 48604, as Lessor, and the Department of Human Services, as Lessee, for 8,159 square feet of office space located at 4901 Towne Centre, Saginaw, Michigan 48604. The annual per square foot rental rate for this space is \$17.33 (\$11,782.96 per month). This Lease contains one 5-year renewal option with an annual rental rate of \$148,493.76. This Lease includes annual adjustments for real estate taxes. This Lease contains a Standard 180-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

10. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, FLINT - Addendum #1 to Lease #10694 approved by the State Administrative Board on February 15, 2000 by Item #13, between Career Alliance, Inc., a Michigan Corporation, 711 North Saginaw Street, Flint, Michigan 48503, as Lessor, and the Department of Labor and Economic Growth, as Lessee, for space located at 711 North Saginaw Street, Flint, Michigan 48503. This Addendum provides for adding 3,960 square feet of space for a new total of 6,000 square feet, remodeling of the premises and deleting the real estate tax adjustment. The annual per square foot rental rate is \$10.00 (\$5,000.00 per month) which is consistent with the current Lease. There are no adjustments for real estate taxes or operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the Lease, or any extension. This Lease contains a Standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.

#### **JURISDICTIONAL AFFIDAVIT**

11. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Wayne County, Michigan and the transfer shall be with the State Administrative Board.

12. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Saginaw County, Michigan and the  
establishment of the land with the State Administrative Board.

# SPECIAL AGENDA

## SPECIAL BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

July 19, 2005

10:55 / 11:00 A.M. 1921 Department of Conservation Room  
7th Floor Mason Building

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### **REVISIONS TO CONSTRUCTION CHANGE ORDER**

1. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center  
File No. 391/99210.RAN – Index No. 53086  
Walbridge Aldinger Company, Detroit; CCO No. 41, Incr. \$1,000,000.00

### **JURISDICTIONAL AFFIDAVIT**

2. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

3. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Saginaw County, Michigan and the description is on file with the State Administrative Board.

4. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

5. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Gladwin County, Michigan and the description is on file with the State Administrative Board.

#### **SUBLEASE FOR PUBLIC PROPERTY**

6. DEPARTMENT OF ATTORNEY GENERAL, DETROIT – This Sublease (#11024) is with the Third Judicial Circuit Court for the County of Wayne, A Governmental Unit, 711 CAYMC, 2 Woodward Avenue, Detroit, Michigan 48226, as Lessor, and the Department of Attorney General, as Lessee, for 8,450 square feet of office space located at the Lincoln Hall of Justice, 1025 East Forest, Detroit, Michigan 48207. The Sublease is for a five (5) year term for no monetary consideration. The consideration is services for services. This is a full service Sublease. The Court is providing the Subleased premises and the Department of Attorney General is providing the Court with services on behalf of the Department of Human Services. The services are performed by the Children and Youth Services Division of the Attorney General's office.

In addition, the Court will be minimally upgrading the Leased premises at the request of, and payment from, the Department of Attorney General. Costs for the upgrades will not exceed \$60,000.00. This Sublease contains an either party 90-day cancellation. The Attorney General has approved this Sublease as to legal form. A prior Sublease for these premises had been approved by the State Administrative Board on June 7, 2005. This Sublease supercedes the prior approved Sublease.